



**INDUSTRY ADVISORY PANEL  
DEPARTMENT OF STATE  
OVERSEAS BUILDING OPERATIONS  
DECEMBER 2006**

**HELP BRING THE PROCUREMENT  
TEAM TO THE “NEW WAYS TO THINK,  
NEW WAYS TO BUILD” MENTALITY**

**JAY HICKS**

**WALTER CATE**

**WALKER LEE EVEY**

**University of Washington Research + Technology  
Building, Seattle, WA**  
Public Sector Building over \$15 million National Design-Build Award

Design-Build Entity: M.A. Mortenson Company Owner: University of Washington Design-Builder: M.A. Mortenson Company Architect: CollinsWoerman Architects, Chernoff Thompson Architects (Collaborative), Operations & Maintenance: Johnson Controls Engineer: Engineering Economists, Inc. (Commissioning Agent), KPFF (Civil), McKinstry Company (Mechanical), Sasco (Electrical), Fredericks Landscape Architects (Landscape Design), DCI Engineers (Structural), Shannon & Wilson (Geotechnical) Consultants: The Greenbusch Group (Acoustic/Vibration), Graelic (Parking), Mayes Testing Engineers (Testing Agent) Third-Party Consultant: Morrison Hershfield (Enclosure) Contractor: m.A. Mortenson Company

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**THINK!**



**Glenn-Parks Interchange**

Wasilla, AK

Transportation under \$50 million Design Build  
Excellence Award

- IN OUR BUSINESS THE ULTIMATE MEASURE OF OUR SUCCESS IS ALWAYS HOW SUCCESSFUL THE CONTRACTOR IS

- OUR ACQUISITIONS SHOULD THEREFORE TAKE THAT AS THEIR MAJOR GOAL



**NOTE: DESIGN-BUILD IS FLEXIBLE**

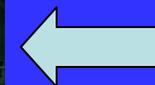
Design-Build Entity: Kiewit Pacific Co. in Association with CH2M HILL Owner: Alaska Department of Transportation  
Design-Builder: Kiewit Pacific Co. Engineer: CH2M HILL Contractor: Kiewit Pacific Co.

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**CURRENT ACQUISITION PRACTICE ASSUMES  
FAILURE AND PLANS FOR IT. WHY NOT ASSUME  
SUCCESS AND PLAN FOR IT?**



**D/B APTU Conversion to Hypersonic Capabilities**  
Arnold AFB, TN  
Industrial/Process Sector under \$25 million – National Design-Build  
Award



**NOTE:  
DESIGN-BUILD  
EXCELS AT  
COMPLEXITY**

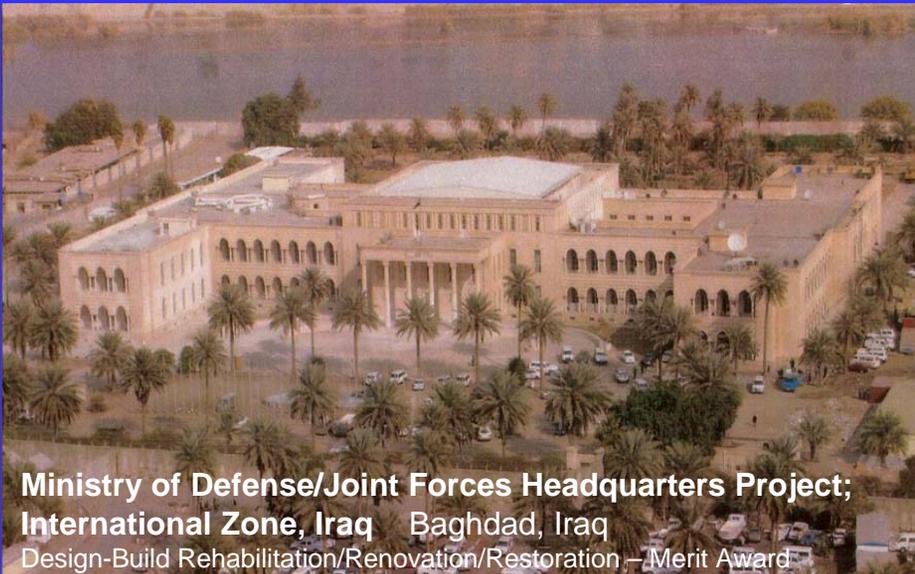
Design-Build Entity: Caddell Construction Co., Inc. Owner: U.S. Army Corps of Engineers, Mobile District  
Design-Builder: Caddell Construction Co., Inc./ASE Aero Systems Engineering (ASE)  
Engineer: Aero Systems Engineering (ASE) Architect: Caddell Construction Co., Inc.  
Contractor: Caddell Construction Co., Inc.

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**TEAMWORK IS IMPORTANT EVERY SUNDAY AFTERNOON AS THE NFL TAKES THE FIELD. WHY ISN'T IT IMPORTANT ON OUR PROJECTS EACH AND EVERY DAY?**

• IF IT IS IMPORTANT ...HOW DO WE PLAN TO ACHIEVE IT AND HOW DO WE REWARD IT?

- HOW DO WE SHOW WE VALUE CONTRACTOR CONTRIBUTIONS?
- HOW DO WE REWARD THEIR CONTRIBUTIONS?
- HOW DO OUR POSITIVE OPPORTUNITIES COMPARE WITH OUR NEGATIVE CONSEQUENCES?
- HOW DO WE EVALUATE OUR PERFORMANCE?



**Ministry of Defense/Joint Forces Headquarters Project;**  
**International Zone, Iraq** Baghdad, Iraq  
Design-Build Rehabilitation/Renovation/Restoration – Merit Award

Design-Build Entity: Laguna Construction Company, Inc. Owner: Air Force Center for Environmental Excellence (AFCEE) and Multi-National Security Transition Command, Iraq (MNSTC-I) Design-Builder: Laguna Construction Company, Inc. Architect: Pierce Consultancy (100% Iraqi Owned) Engineer: Pierce Consultancy (100% Iraqi Owned) Contractor: Sigma International (100% Iraqi Owned)

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**WHERE IS THE DESIGN/CONSTRUCTION WORLD  
GOING?**

**ACQUISITION IMPROVEMENTS...**

**NOTE: DESIGN-BUILD  
PRODUCES GREAT  
DESIGNS**

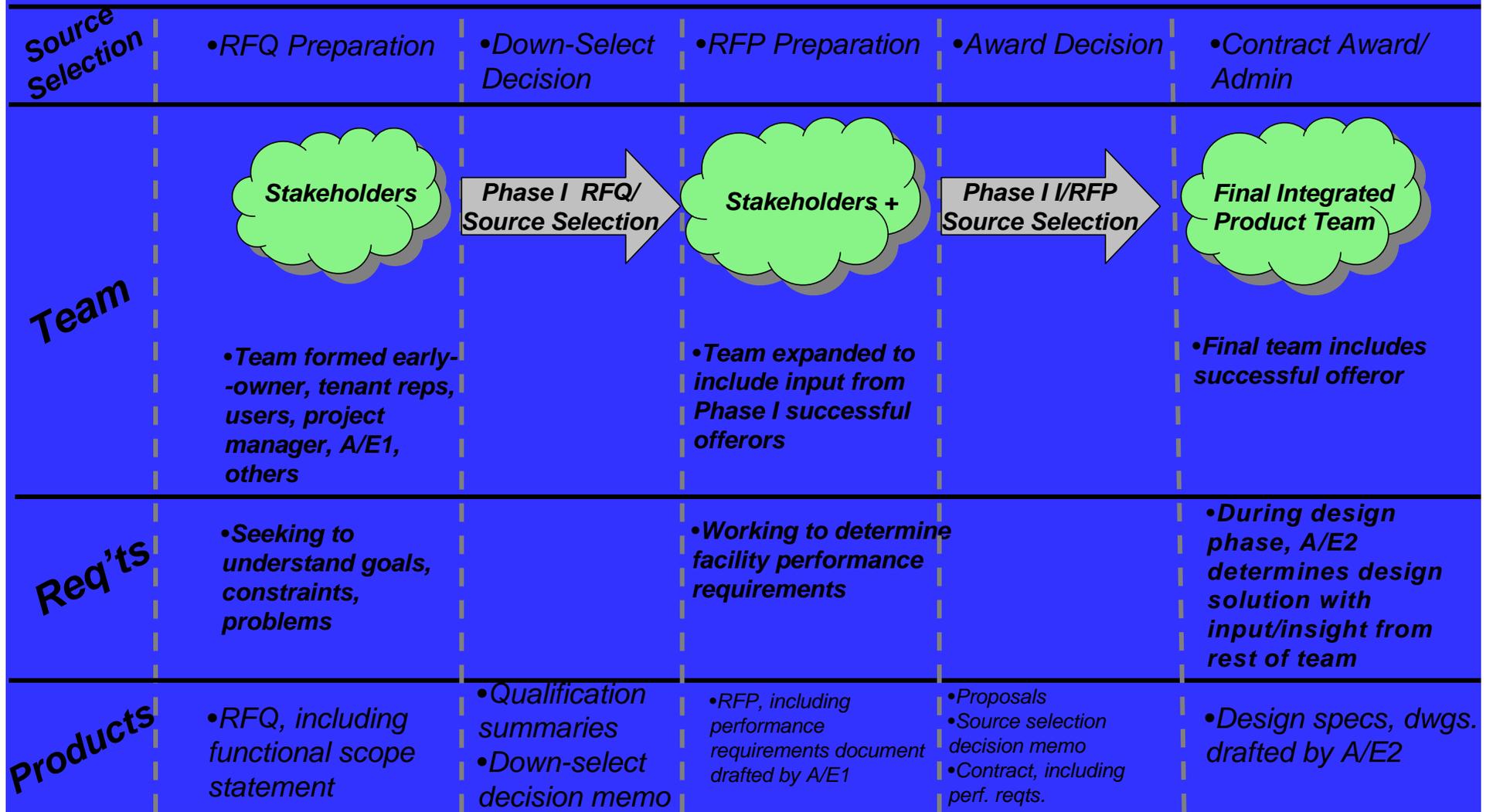


**JetBlue University, Orlando, FL**  
Private Sector Building under \$5 million – Merit Award

- EARLY TEAM FORMATION ...IPT'S
- PREAMBLE
- PERFORMANCE SPECIFICATIONS
- NEGOTIATION NOT BIDDING
- BEST VALUE OR QBS SELECTION
- MOST PROBABLE COST ANALYSIS
- LIFE CYCLE COST ANALYSIS
- O&M CONSIDERATIONS IN SELECTION
- CONFIDENCE, NOT RISK ANALYSIS
- MULTI-PHASE SOURCE SELECTION
- OFFEROR INVOLVEMENT IN RFP
- EARNED VALUE
- STIPENDS
- BUILD TO BUDGET
- AWARD FEES AND INCENTIVE FEES

Design-Build Entity: BE&K Building Group/BRPH Architects-Engineers    Owner: JetBlue Airways  
Design-Builder: BE&K Building Group, Inc.    Architect: BRPH Architects-Engineers, Inc.    Engineer: BRPH Architects-Engineers, Inc.

# Products in the D-B Process



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**WHERE IS THE DESIGN/CONSTRUCTION WORLD GOING?**  
**TO ACHIEVE PROGRAM IMPROVEMENTS ...**

- INTEGRATED PROJECT TEAMS
- 3D/4D/5D DESIGN AND BIM
- COLLABORATIVE PLANNING AND DESIGN
- PRIMARY AND SECONDARY INTERFERENCE ANALYSIS
- EARLY AND THOROUGH COMMISSIONING
- OPERATIONS AND MAINTENANCE FOLLOW – ON
- RFID COMPONENT TRACKING – ACROSS FACILITY LIFE
- SUSTAINABILITY AND LEED
- CONSTRUCTIBILITY ANALYSIS
- EARLY MATERIALS, EQUIPMENT, SUBCONTRACTOR ID
- QA DESIGNED AND BUILT IN – NOT INSPECTED IN

NOTE:  
DESIGN-  
BUILD  
PRODUCES  
CREATIVE  
SOLUTIONS



**Taser International  
Corporate Headquarters**  
Scottsdale, AZ  
Private Sector Building under 15  
million – Design-Build Excellence  
Award

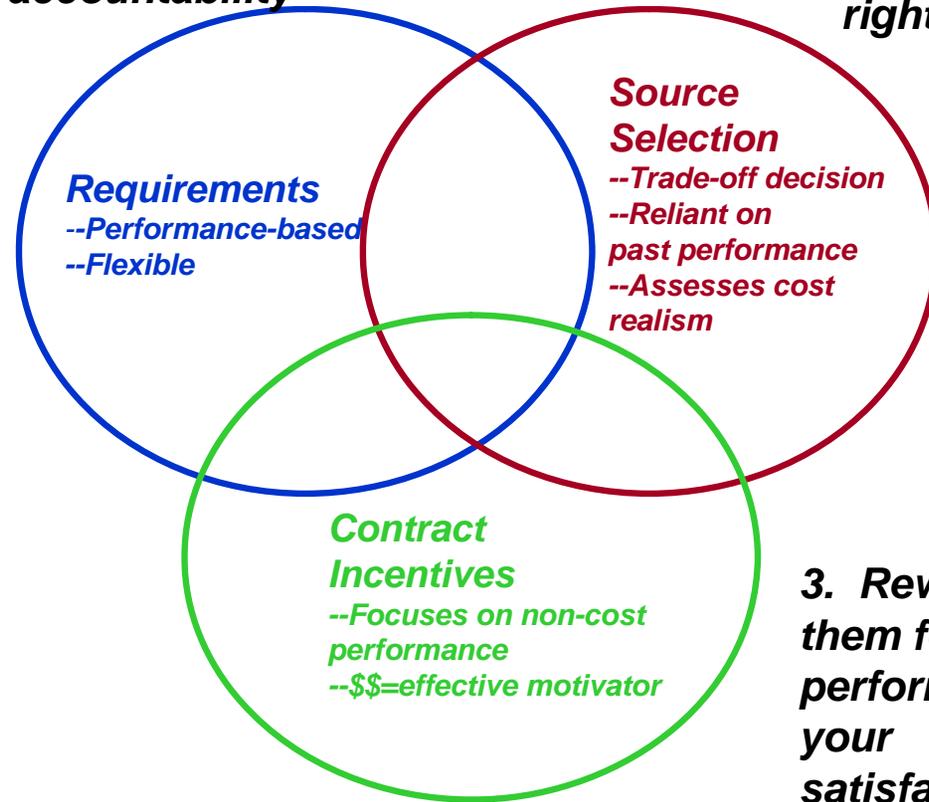
Design-Build Entity: Ryan Companies, US Inc.    Owner: Taser International    Design-Builder: Ryan Companies  
Architect: DFD CornayerHedrick

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***How to Get the Performance You Want From Your Team***

**2. Give them flexibility,  
opportunity to succeed, &  
accountability**

**1. Pick the  
right team**



**3. Reward  
them for  
performing to  
your  
satisfaction**



**NOTE: DESIGN-BUILD  
HANDLES COMPLEXITY**

**3D Enabled Lean Design-Build General Motors Flint V6 Engine Assembly Plant  
Flint, MI**

Industrial/Process Sector over \$25 million Design Build Excellence Award

Design-Build Entity: Ideal Contracting/Barton Malow Owner: General Motors Corp. – Worldwide Facilities Group

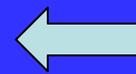
Design-Builder: Ideal Contracting/Barton Malow Architect: GHAFARI Associates, L.L.C. Engineer: GHAFARI Associates

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**HOW DOES DESIGN-BUILD HANDLE THE  
LOSS OF THAT “SPECIAL RELATIONSHIP”  
BETWEEN THE ARCHITECT AND THE  
OWNER?**

- IT REPLACES IT WITH A SPECIAL RELATIONSHIP WITH AN ENTIRE TEAM ... INCLUDING THE ARCHITECT
- REMEMBER ... YOUR HEART SURGEON MAKES A PROFIT

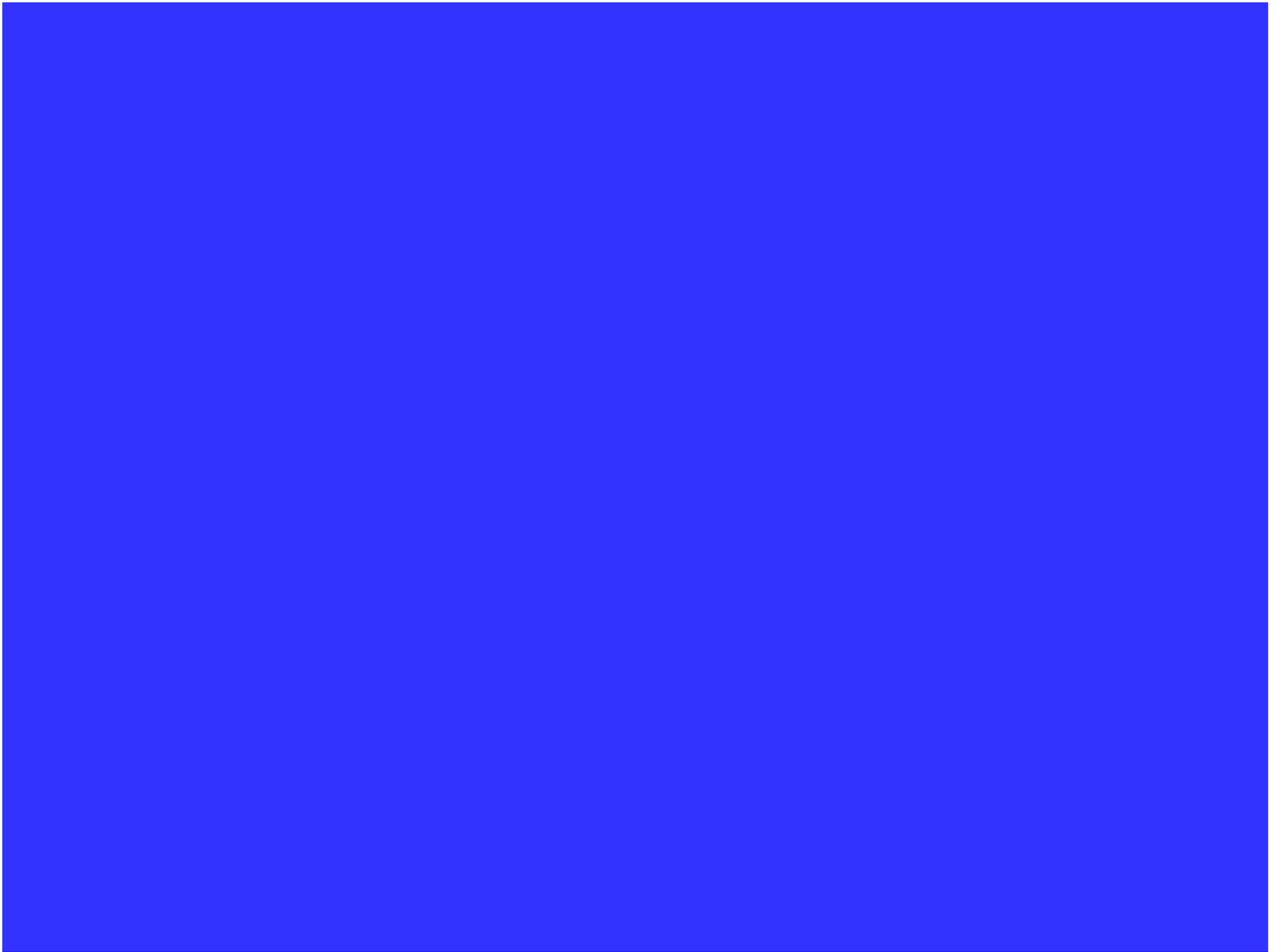
**NOTE: DESIGN-BUILD CAN  
HANDLE ANY REQUIREMENT.  
THE TOUGHER THE BETTER**



**St. Jude Children's Research Hospital Clinical  
Pilot Laboratory, Memphis, TN**  
Industrial/Process Sector over \$25 million Merit Award

Design-Build Entity: Austin AECOM Owner: St. Jude Children's Research Hospital Design-Builder: Austin AECOM  
Architect: Austin AECOM Engineer: Austin AECOM Contractor: Austin AECOM





# INDUSTRY ADVISORY PANEL

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### HOW DOES DESIGN-BUILD



**Beartooth Highway Emergency Repairs**  
Red Lodge, MT  
Transportation under \$50 million National Design  
Build Award

Design-Build Entity: Kiewit Western Co. Owner: Montana Department of Transportation Design-Builder: Kiewit Western  
Co./HKM Engineering Inc. Engineer: HKM Engineering Inc. (of Record) Contractor: Kiewit Western Co.

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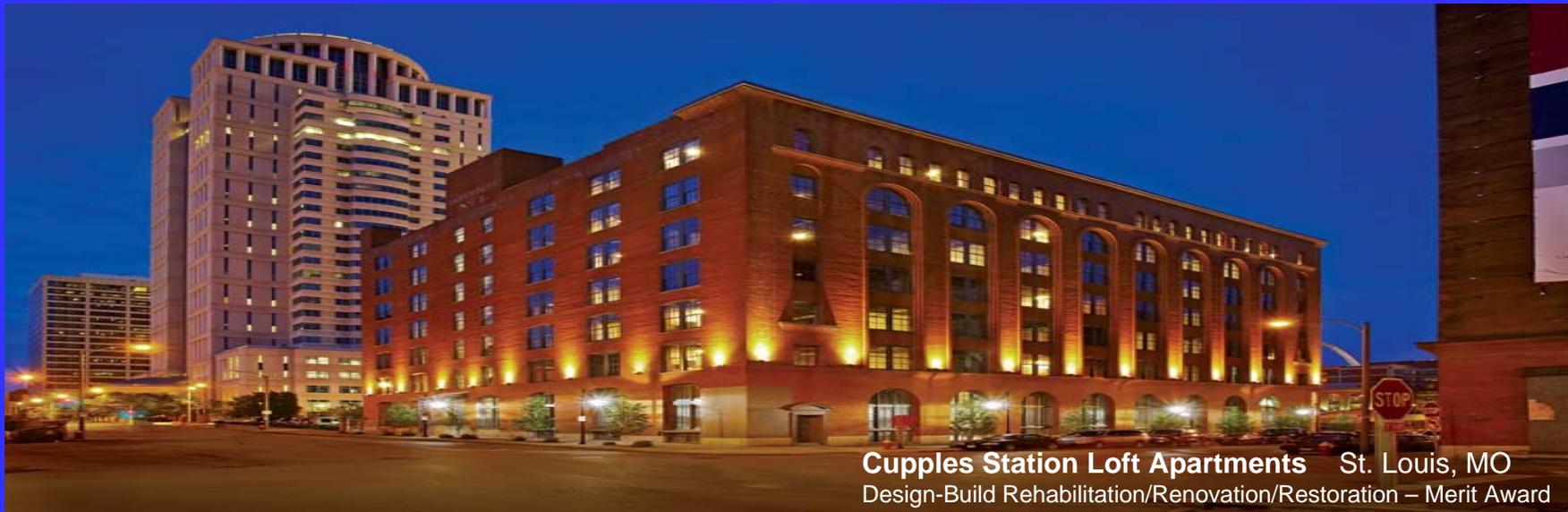
## **Nancy Creek Pump Station Project**

Atlanta, GA

Water over \$15 million Design Build Excellence Award

Design-Build Entity: Western Summit/Brown & Caldwell Design-Build Team Owner: City of Atlanta, Department of Watershed Development Design-Builder: Western Summit Constructors, Inc. Engineer: Brown & Caldwell Contractor: Western Summit Constructors, Inc.

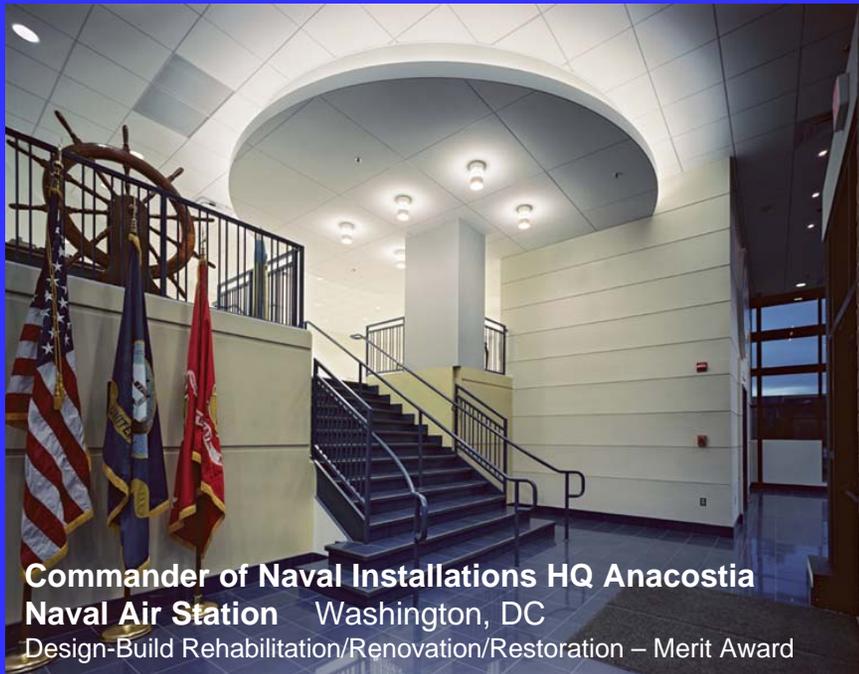
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**Cupples Station Loft Apartments St. Louis, MO**  
Design-Build Rehabilitation/Renovation/Restoration – Merit Award

Design-Build Entity: Clayco Owner: HRI Properties Design-Builder: Clayco Architect: Forum Studio  
Engineer: KJWW Engineering (MEP criteria), Alper Audi, Inc. (Structural), The Clayton Engineering Company (Civil)  
Contractor: Clayco

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**Commander of Naval Installations HQ Anacostia**  
**Naval Air Station** Washington, DC  
Design-Build Rehabilitation/Renovation/Restoration – Merit Award

Design-Build Entity: Forrester Construction Company    Owner: NAVFAC – Washington    Design-Builder: Forrester Construction Company  
Architect: Einhorn Yaffee Prescott    Engineer: Einhorn Yaffee Prescott (MEP), A. Morton Thomas (Civil), Cagley & Associates (Structural)    Contractor: Forrester Construction Company